

MIDWEST LAND GROUP PRESENTS



JACK COUNTY, TX

111.1 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL RECREATIONAL RANCH WITH PRIME HUNTING AND MULTIPLE BUILD SITES

This remarkable multi-use property offers an ideal blend of recreational appeal, natural beauty, and development potential. Situated just 14 miles north of Jacksboro, the land features diverse topography with approximately 100 feet of elevation change, providing scenic views and multiple prime building sites. Cameron Creek meanders through the back of the property, enhancing its natural beauty and serving as a valuable water source for wildlife.

A well-maintained trail system allows for easy access throughout the property, which is home to abundant wildlife, including whitetail deer, wild hogs, dove, and ducks, making it an excellent hunting and recreational retreat. Toward the front of the property, a stocked fishing pond offers additional outdoor enjoyment. The landscape is dominated by mature oak trees, creating a picturesque setting while also providing ample cover for wildlife.

Essential utilities are already in place, with a high-producing 25+ gallon-per-minute water well and on-site electricity, making future development seamless. With nearly half a mile of frontage along Highway 281, the property offers excellent accessibility while still maintaining a sense of seclusion and privacy. The existing fencing is in excellent condition, making the land well-suited for cattle or other agricultural use.

Whether you envision a private homestead, a hunting retreat, or a working ranch, this exceptional property provides endless possibilities. With its strategic location, natural resources, and existing infrastructure, it is a rare opportunity to own a versatile and highly desirable piece of land.



PROPERTY FEATURES

PRICE: **\$877,690** | COUNTY: **JACK** | STATE: **TEXAS** | ACRES: **111.1**

- Multiple build sites
- 100' of elevation change
- Cameron Creek runs through the back of the property
- Deer
- Hogs
- Dove
- Ducks
- Stocked pond
- 25+ GPM Water well
- Electricity
- 1/2 mile of Highway 281 frontage
- 14 miles to Jacksboro



MULTIPLE BUILD SITES

Essential utilities are already in place, with a high-producing 25+ gallon-per-minute water well and on-site electricity, making future development seamless.



EXCELLENT HUNTING

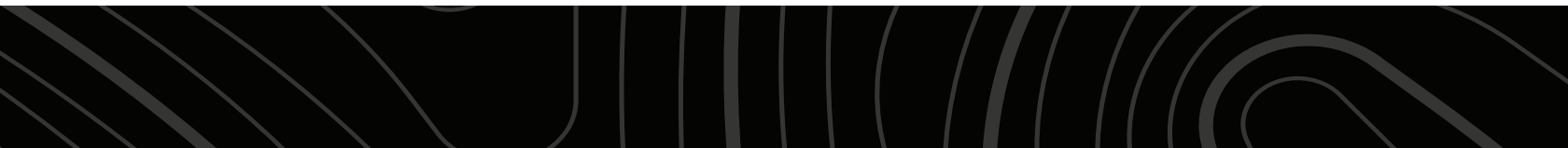


CAMERON CREEK RUNS THROUGH

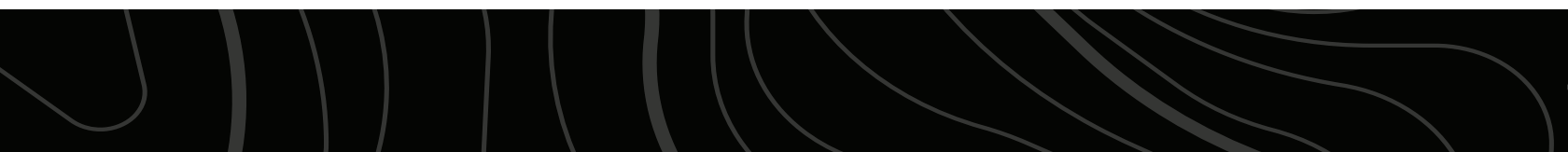


STOCKED POND

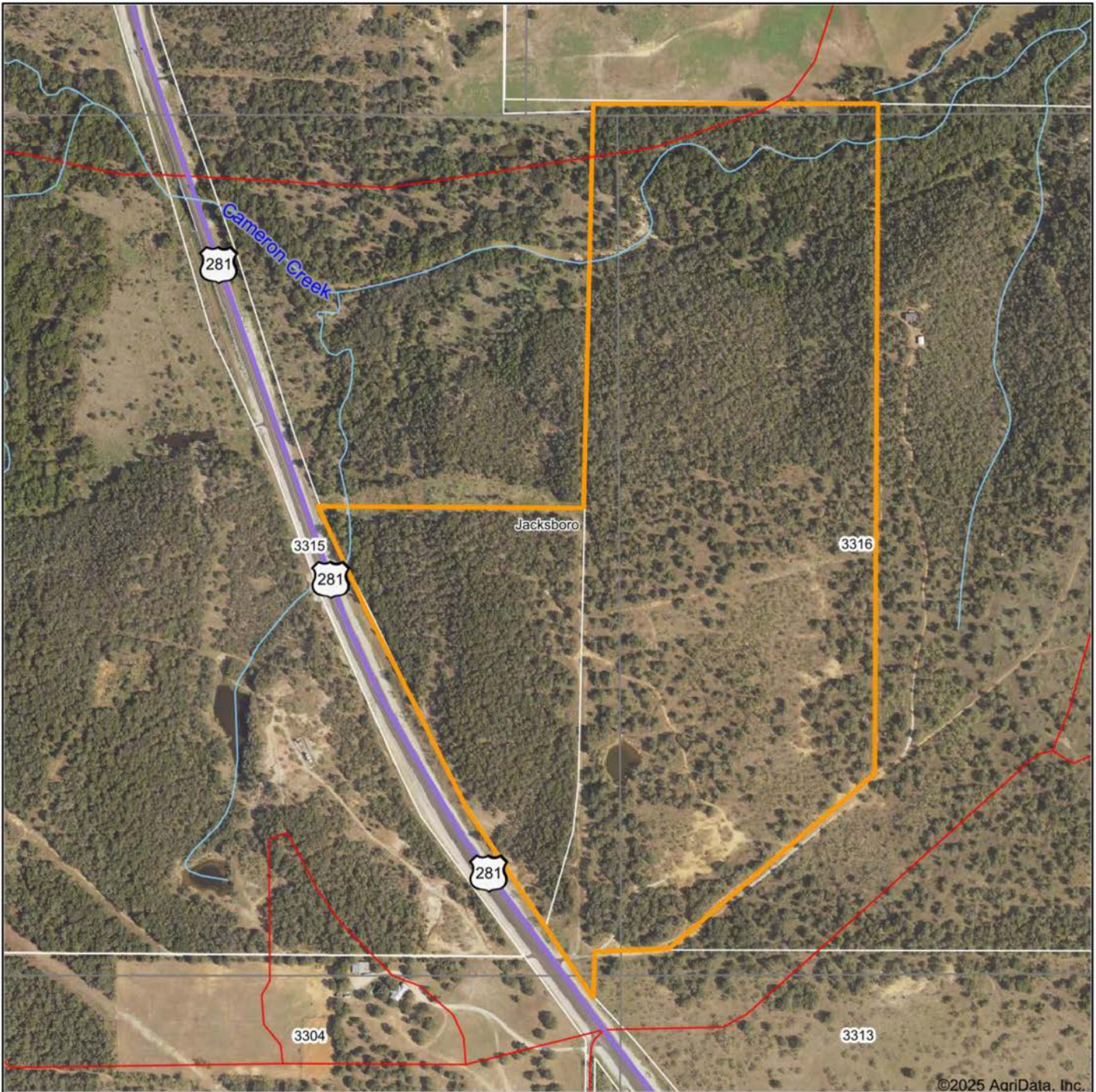
Toward the front of the property, a stocked fishing pond offers additional outdoor enjoyment.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 33° 19' 47.41, -98° 21' 2.25



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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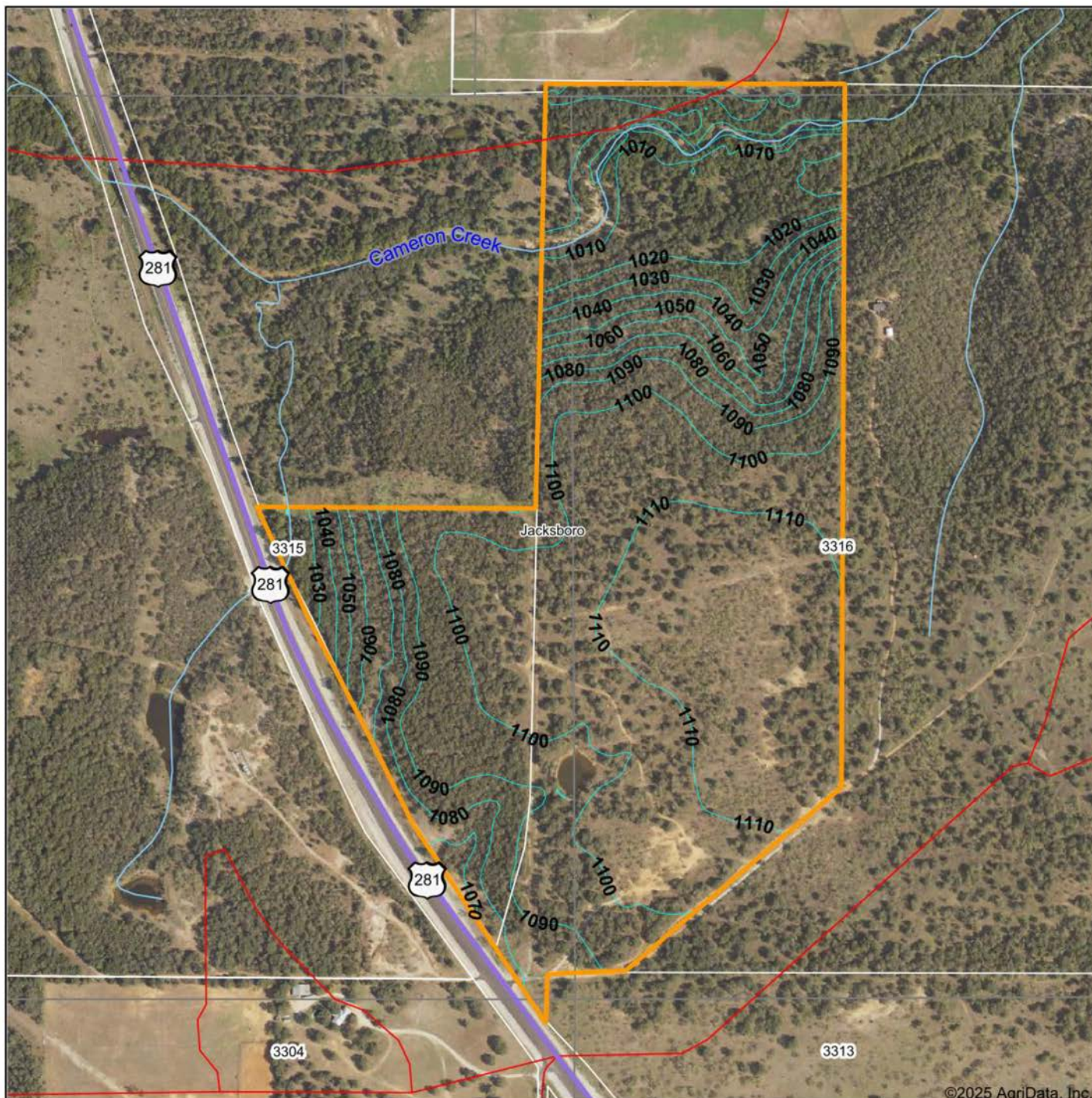
**Jack County
Texas**



2/21/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 991.4
 Max: 1,116.1
 Range: 124.7
 Average: 1,079.9
 Standard Deviation: 36.61 ft

0ft 596ft 1192ft

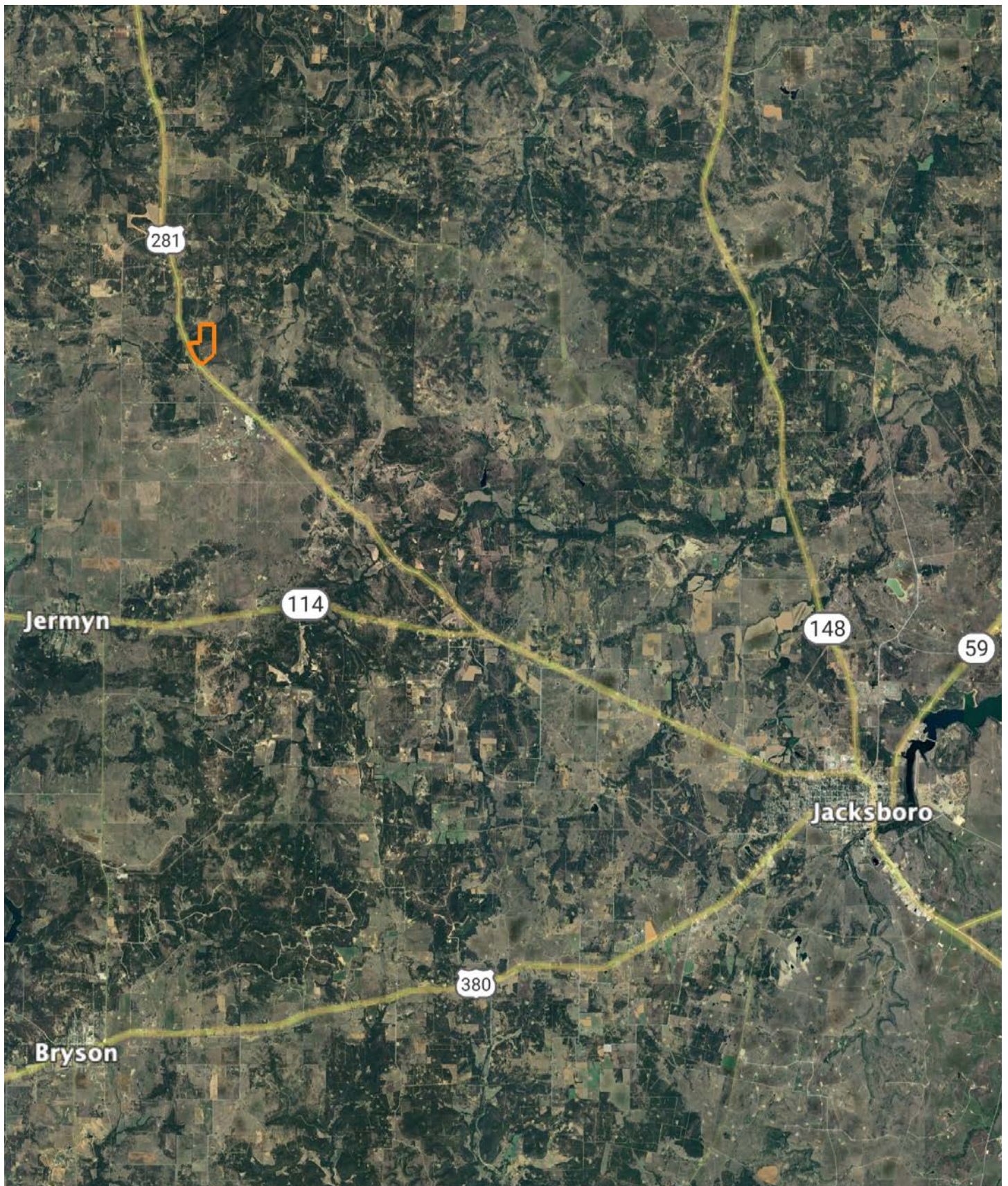


2/21/2025

Jack County
 Texas

Boundary Center: 33° 19' 47.41, -98° 21' 2.25

OVERVIEW MAP



AGENT CONTACT

Based in Argyle, Texas, Craig combines his deep-rooted passion for the outdoors with a relentless work ethic to help buyers and sellers achieve their landownership dreams. Growing up in the rural community of Elkhart, Kansas, Craig developed a lifelong connection to the land, fueled by his love for hunting, fishing, and all things outdoors.

Craig's professional journey is as dynamic as his background. After earning a bachelor's degree in Integrated Studies from Emporia State University and completing a master's in Health and Human Performance from Fort Hays State University, Craig spent time as a professional baseball player in the Texas Rangers organization. His experiences in baseball instilled in him a strong work ethic, resilience, and an ability to overcome challenges—skills he now brings to every client interaction.

Craig prides himself on being a steward of the land, helping families find their own piece of paradise. Whether it's bowhunting expertise, planting food plots, or scouting whitetails, Craig's knowledge goes beyond the transaction, ensuring his clients are fully equipped for success. When you work with Craig, you can expect exceptional service, tireless dedication, and a genuine passion for helping others realize their dreams of land ownership.



CRAIG FRYDENDALL

LAND AGENT

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